079.0	0002	0007.D	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,800 / 881,800
					USE VALUE:	881,800 / 881,800
					ASSESSED:	881,800 / 881,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL REBECCA
Owner 2:	
Owner 3:	
Street 1:	66 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEDAYATIAN QUIMARS -
Owner 2:	HOSSEINPOUR MOZHGAN -
Street 1:	66 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1780, having primarily Asbestos Exterior and 1980 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8686.000	403,100	2,300	476,400	881,800
Total Card	0.199	403,100	2,300	476,400	881,800
Total Parcel	0.199	403,100	2,300	476,400	881,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.35 /Parcel: 445.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49147

GIS Ref

GIS Ref

Insp Date 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0007.D

!6445!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	403,100	2300	8,686.	476,400	881,800		Year end	12/23/2021
2021	101	FV	391,500	2300	8,686.	476,400	870,200		Year End Roll	12/10/2020
2020	101	FV	391,900	2300	8,686.	476,400	870,600	870,600	Year End Roll	12/18/2019
2019	101	FV	292,100	1900	8,686.	476,400	770,400	770,400	Year End Roll	1/3/2019
2018	101	FV	292,100	1900	8,686.	319,900	613,900	613,900	Year End Roll	12/20/2017
2017	101	FV	292,100	1900	8,686.	306,300	600,300	600,300	Year End Roll	1/3/2017
2016	101	FV	292,100	1900	8,686.	279,000	573,000	573,000	Year End	1/4/2016
2015	101	FV	271,700	1900	8,686.	224,600	498,200	498,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:55:44

LAST REV

Date	Time
07/23/19	09:01:59
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEDAYATIAN QUIM	59468-414		7/6/2012		515,000	No	No		
ZAGAMI DOMINIC	41300-606		10/29/2003		349,500	No	No		
	12110-137		11/15/1971		26,000	No	No		N

USER DEFINED

Prior Id # 1:	49147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2009	459	Manual	1,500					
8/3/2006	647	Manual	4,000	C				close in front por
7/5/2005	570	New Wind	3,000	C		G7	GR FY07	
7/20/2004	634	Manual	2,200	C				install 2 panel do

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Entry Denied	197	PATRIOT
5/25/2004	MLS	HC	Helen Chinal
1/11/2000	Meas/Inspect	243	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	11									476,408						476,400	

Total AC/HA:	0.19940	Total SF/SM:	8686	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,408	Spl Credit		Total:	476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1780	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18030298
Const Adj.:	0.94108903
Adj $ / SQ:	149.954
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422526
Depreciation:	19436
Depreciated Total:	403090

COMMENTS

SUMMER ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

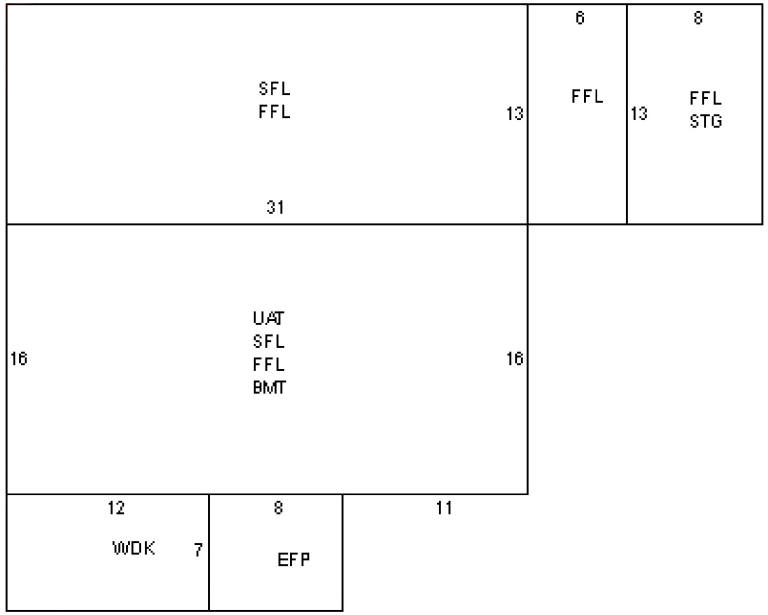
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.95
Special Features:	0	Val/Su Net:	141.74
Final Total:	403100	Val/Su SzAd	203.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	149.950	162,100
SFL	Second Floor	899	149.950	134,809
BMT	Basement	496	44.990	22,313
UAT	Upper Attic	124	59.980	7,438
STG	Storage	104	7.460	775
WDK	Deck	84	15.060	1,265
EFP	Enclos Porch	56	68.320	3,826
	Net Sketched Area:	2,844	Total:	332,526
Size Ad	1980	Gross Area	3216	FinArea 1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0002-0007.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	12X16	A	AV	2000	14.01	T	15.2	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300